

AGENDA
PLANNING AND ZONING COMMISSION
222 St. Louis Street, Room 348
Monday, December 16, 2019
5:00 PM

ROLL CALL

APPROVAL OF MINUTES

1. November 18, 2019

INTRODUCTION OF NEW STAFF

COMPREHENSIVE PLAN UPDATE

RULES FOR CONDUCTING PUBLIC HEARINGS

Applicant and applicant representatives for the proposal will speak first for a period not to exceed 15 minutes.

Those members of the public desiring to speak on a particular item should refer to a meeting agenda and fill out a request to speak form indicating which item they wish to speak on and place it in the designated location prior to the meeting. Once the item is announced, each person's name who has filled out a form will be called on to speak. Proponents will speak, then the opponents. Each speaker will not be allowed more than three minutes. The speakers are requested to limit their remarks and to avoid duplication in their presentations.

Applicant will be allowed a total period of five minutes for rebuttal.

Items placed on the Consent Agenda by the Planning Commission Staff will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item.

CONSENT AGENDA

Items with no outstanding issues that do not require Plan Amendments or Text Amendments. Items may be approved with a single motion without a public hearing, unless removed from the consent agenda and placed in the regular agenda order.

CONSENT - ITEMS FOR WITHDRAWAL

CONSENT - ITEMS FOR DEFERRAL

19, 20

CONSENT - ITEMS FOR APPROVAL

REGULAR AGENDA

Items will require approval by the Metropolitan Council unless otherwise noted.

THESE ITEMS WILL REQUIRE APPROVAL BY COUNCIL

2. **PA-14-19 11150 and 11232 Big Bend Avenue**

To amend the Comprehensive Land Use Plan from Mixed Use to Residential Neighborhood on property located on the south side of Big Bend Avenue and west of North Sherwood Forest Drive on Lots A-3-A-1 and A-2-A-1 of A.E. Rouse Estate. Section 36, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)

PLANNING STAFF FINDINGS: Recommend approval, based on examination of the area at a greater level of detail than was done at the time the plan was adopted

Related to Case 74-19

[Application](#) [Staff Report](#)

3. **Case 74-19 11150 and 11232 Big Bend Avenue**
 To rezone from Light Commercial (C1) to Single Family Residential (A1) on the property located on the south side of Big Bend Avenue and west of North Sherwood Forest Drive on Lots A-3-A-1 and A-2-A-1 of A.E. Rousse Estate. Section 36, T6S, R1E, GLD, EBRP, LA (Council District 5 - Green)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
Related to PA-14-19
[Application](#) [Staff Report](#)
4. **PA-15-19 9533 Kindletree Drive**
 To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located on the south side of Kindletree Drive and east of Jefferson Highway, on Lot 104 of Round Oak Subdivision, 2nd Filing, Part 1. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Recommend approval, based upon review of the area in a greater level of detail
Related to Case 76-19
[Application](#) [Staff Report](#)
5. **Case 76-19 9533 Kindletree Drive**
 To rezone from Rural to Light Commercial (LC1) on the property located on the south side of Kindletree Drive and east of Jefferson Highway, on Lot 104 of Round Oak Subdivision, 2nd Filing, Part 1. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirement
Related to PA-15-19
[Application](#) [Staff Report](#)
6. **PA-16-19 225, 300-400 UND Port Hudson-Plains Road**
 To amend the Comprehensive Land Use Plan from Agricultural/Rural to Residential Neighborhood on property located north of Port Hudson-Plains Road and east of Samuels Road, on the F. Stevenson and B. Stevenson Tracts. Section 65, T4S, R1W, GLD, EBRP, LA (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Recommend approval, based upon an increased demand for smaller lot sizes
Related to S-14-19
[Application](#) [Staff Report](#)
7. **S-14-19 Foster Creek**
 Proposed major low density single family residential subdivision located north of Port Hudson-Plains Road and east of Samuels Road, on the F. Stevenson and B. Stevenson Tracts. Section 65, T4S, R1W, GLD, EBRP, LA (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration if the companion comprehensive land use plan amendment is approved
Related to PA-16-19
[Application](#) [Staff Report](#)
8. **PA-17-19 6555 Ward Street**
 To amend the Comprehensive Land Use Plan from Urban Neighborhood to Neighborhood Center on property located on the east side of Ward Street and north of Brightside Drive, on Lot 23-B of Arlington Plantation. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Recommend approval, based upon a change in conditions
Related to Case 84-19

[Application](#) [Staff Report](#)

9. **Case 84-19 6555 Ward Street**

To rezone from Single Family Residential (A1) to Light Commercial (LC2) on the property located on the east side of Ward Street and north of Brightside Drive, on Lot 23-B of Arlington Plantation. Section 65, T7S, R1W, GLD, EBRP, LA (Council District 12 - Freiberg)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Related to PA-17-19

[Application](#) [Staff Report](#)

10. **PA-19-19 16313 Jefferson Highway**

To amend the Comprehensive Land Use Plan from Residential Neighborhood to Commercial on property located north of Jefferson Highway and east of Antioch Road, on Tract C of the original Foreman Tract. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Recommend approval, based upon review of the area in a greater level of detail

Related to Case 82-19

[Application](#) [Staff Report](#)

11. **Case 82-19 16313 Jefferson Highway**

To rezone from Rural (R) to Light Commercial (LC1) with a portion to Commercial Alcoholic Beverage (C-AB-1) on property located north of Jefferson Highway and east of Antioch Road, on Tract C of the original Foreman Tract. Section 38, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Related to PA-19-19

[Application](#) [Staff Report](#)

12. **Case 70-19 12300-12400 Scotland-Zachary Highway**

To rezone from General Residential (A4) and Heavy Commercial (C2) to Light Commercial (LC3) on the property located at the east side of Scotland-Zachary Highway, to the south of Thomas Road, on Lot A of Maryland Farms Subdivision. Section 54, T6S, R1W, GLD, EBRP, LA (Council District 2 - Banks)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

13. **Case 73-19 14565 Baringers Court**

To rezone from Rural to Heavy Commercial (HC1) on the property located on the north side of Baringers Court and east of Baringer Forman Road, on Lot D-1-E of the J.L. Mallet Tract. Section 51, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)

PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning; being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

[Application](#) [Staff Report](#)

14. **Case 75-19 250 South Foster Drive**
To rezone from Single Family Residential (A2) to Heavy Commercial (HC1) on property located on the west side of South Foster Drive and north of Government Street, on Lot A-2 and a portion of Lot A-1, both a portion of the Second Presbyterian Church Property, formerly known as the Russel Nicolosi Property. Section 82, T7S, R1E, GLD, EBRP, LA (Council District 7 - Cole)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
15. **Case 77-19 268 West Chimes Street**
To rezone from Commercial Alcoholic Beverage (Restaurant) (C-AB-1) to Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2) on property located on the north side of West Chimes Street and east of Lake Street, on a portion of Lot 2 of Campanile View Subdivision. Section 54, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
16. **Case 78-19 9500-10000 UND Baringer Foreman Road**
To rezone from Transition (B1) to Heavy Commercial (HC1) on the property located on the east side of Baringer Forman Road and north of Baringer Court, on Lot D-1-A-1 of the J.L. Mallet Tract. Section 51, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
17. **Case 79-19 12650 Florida Boulevard**
To rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and Lounges)(C-AB-2) on property located on the south side of Florida Boulevard and east of Longbow Drive, on a portion of Lot D-1-A of the St. Elmo Lively Property. Section 6, T7S, R2E, GLD, EBRP, LA (Council District 4 - Wilson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
18. **Case 80-19 9200-9700 UND Bluebonnet Boulevard**
To rezone from Single Family Residential (A1) to Light Commercial (LC1) on property located on the east side of Bluebonnet Boulevard and north of Highland Road, on Tract B of the E.L. Chaney Tract. Section 70, T8S, R1E, GLD, EBRP, LA (Council District 12 - Freiberg)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
[Application](#) [Staff Report](#)
19. **CONSENT FOR DEFERRAL Case 81-19 2559 Plank Road**
To rezone from Limited Residential (A3.1) to Heavy Commercial (HC1) on property located west of Plank Road, south of Seneca Street and east of Osceola Street, on Lots 1-7 of Suburb Istrouma. Section 39, T7S, R1W, GLD, EBRP, LA (Council District 10 - Wicker)
Deferred to January 21, 2020, by the Planning Director
[Application](#)

20. **CONSENT FOR DEFERRAL ISPUD-12-19 Ozetta Residential Development**
Proposed medium density residential development located on the east side of Connell's Park Lane and north of Goodwood Boulevard, on Lot 1-A of Connell's Park Subdivision, 1st Filing. Section 88, T7S, R1E, GLD, EBRP, LA (Council District 11 - Watson)

Deferred to January 21, 2020, by the Planning Director

[Application](#)

21. **SPUD-2-19 Valencia Park**
A proposed multi-family residential development located south of Spanish Town Road, east of North 14th Street, and west of North 15th Street, on Tract A of Suburb Gracie, Square 10. Section 71, T7S, R1W, GLD, EBRP (Council District 10 - Wicker)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request is consistent with the Comprehensive Plan, compatible with the surrounding neighborhood, and meets the minimum requirements of the Unified Development Code for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

THESE ITEMS REQUIRE ONLY PLANNING COMMISSION APPROVAL AND WILL NOT GO ON TO COUNCIL FOR ACTION

22. **SS-14-19 Fuller Robinson Property**
Proposed small subdivision located south of Port Hudson-Plains Road and east of Samuels Road, on Tract X of the Fuller Robinson Property (Council District 1 - Welch)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#)

23. **SP-12-19 Old Jefferson Community Care Center Addition**
Proposed addition to an existing assisted living center located on the west side of Baringer Foreman Road and south of Jefferson Highway, on Lot 5-A of the Jefferson Heights Inc. Property. Section 51, T8S, R2E, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

24. **SP-13-19 Williams Jet Center, Phase 2**
Proposed airplane hangars located on the east side of Veterans Memorial Boulevard and north of Progress Road, on Lot LA-1 of Liberty Farms. Section 76, T6S, R1W, GLD, EBRP, LA (Council District 9 - Hudson)
PLANNING STAFF FINDINGS: Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration

[Application](#) [Staff Report](#) [Plans](#)

COMMUNICATIONS

DIRECTOR'S COMMENTS

COMMISSIONERS' COMMENTS

ADJOURN